

BRADDOCK IMPLEMENTATION ADVISORY GROUP MEETING

June 2, 2014

7PM

Charles Houston Recreation Center

www.alexandriava.gov/Braddock



AGENDA

- Braddock Land Use Applications
 - SUP2014-0032 Application
 - 601 N. Henry Infill Development
- Developer Contributions Update
- Open Space Update
 - Interim Open Space
 - 1-Acre Community Park
- Neighborhood Streetscape
 - Recap of Streetscape Tour
 - Braddock IAG Priorities
 - Next Steps
- Development Projects: Inconsistencies with BMNP
- Redevelopment of Braddock Metro Station

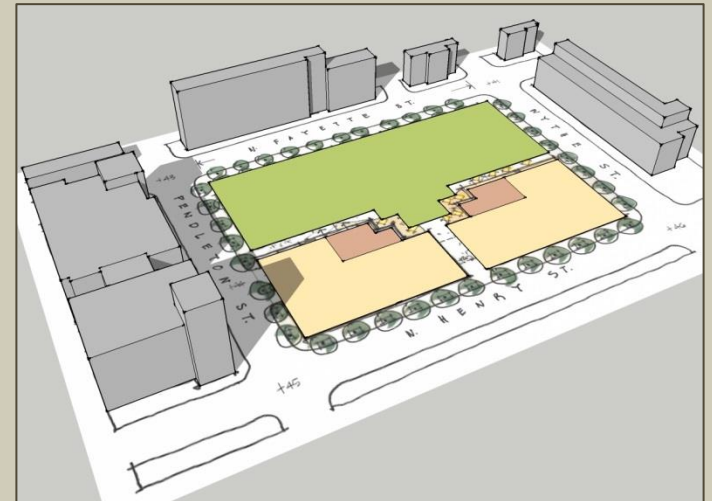
DEVELOPER CONTRIBUTIONS

<i>DEVELOPMENT PROJECT</i>	<i>TOTAL Community Amenities Fund (CAF)</i>	<i>Streetscape Improvements Portion of CAF</i>	<i>Retail Enhancement Portion of CAF</i>	<i>Anticipated Receipt Date</i>	<i>Received To-Date</i>
The Asher (621 Payne St)	\$90,969	\$70,956	\$20,013	RECEIVED	\$90,969
The Belle Pre (800 N. Henry St)	\$155,025	\$120,920	\$34,106	RECEIVED	\$155,025
Braddock Metro Place (1260 Braddock Place)	\$91,077	\$71,040	\$20,037	FY15	
Braddock Gateway: Phase 1 (1219 First St)	\$119,754	\$93,408	\$26,346	TBD	
Braddock Gateway: Phase 2 (1100 N. Fayette St)	\$119,671	\$93,343	\$26,328	TBD	
TOTAL	\$576,496	\$449,667	\$126,829		\$245,994

The City will match developer contributions 1:1 → Balance: **\$491,988**

OPEN SPACE UPDATE

- Interim Open Space (600 N. Henry Street)
- 1-Acre Community Park



STREETSCAPE TOUR: PURPOSE AND PROCESS

- Prioritization of blocks for streetscape improvements
- Primary focus on designated walking streets
- Initial analysis to create Scorecards
- Scorecard collection and tally
- Confirm results

For the streets that you think should be prioritized for improvements, please check the corresponding box.



RATING

EAST	WEST		
<input type="checkbox"/>	<input type="checkbox"/>	😊	Good or Great
<input type="checkbox"/>	<input type="checkbox"/>	😐	Average/Passable
<input type="checkbox"/>	<input type="checkbox"/>	😞	Needs Help
<input type="checkbox"/>	<input type="checkbox"/>	👎	Bad
<input type="checkbox"/>	<input type="checkbox"/>		PRIORITY? Y/N

NOTES

LEGEND

UTILITIES

- Utility Pole
- Traffic Control Pole
- Fire Plug (Hydrant)
- Transformer
- Street Light

LEGEND

STREET TREES

- Good/Alive
- Bad/Dead
- Missing Tree (Tree Pit)

SIDEWALKS

- Narrow
- Damaged (Cracked, heaving, hard to walk on)
- Curb Ramp (Bad/Missing)
- Stoops (encroaching into walk)

FURNITURE

- Trash Can
- Bike Rack
- Bus Stop

OTHER

- Point of Interest



Queen Street - Between Henry and Fayette
Braddock Neighborhood Streetscape Tour Scorecard



STREETSCAPE TOUR: SUMMARY

■ Top Priorities

- Solve narrow sidewalk issues on Fayette between Queen and Oronoco
- Incorporate streetscape beautification improvements simultaneously

■ Second Tier

- Solve various sidewalk width and other negative conditions on Pendleton (Fayette-Payne)
- Consider beautification on Fayette between Oronoco and Pendleton

■ Third Tier

- Focused/targeted minor improvements along other streets, particularly Wythe, West, Queen

STREETSCAPE IMPROVEMENTS: NEXT STEPS

- Complete Survey of priority blocks
- Create Scope Concepts for block solutions
- Generate construction cost estimates for improvements
- Present scope of work and costs to BIAG for review and recommendation

DEVELOPMENT PROJECTS: INCONSISTENCIES WITH BMNP

■ James Bland

- Concern: Streetscape along Wythe Street
- Staff Response: Sidewalk width is consistent but not material; concrete determined during approval

■ Belle Pre Streetscape

- Concern: Streetscape along Fayette Street
- Staff Response: Project pre-dated BMNP

■ Braddock Metro Place Development

- Concern: Height increase
- Staff Response: City Council approved height for provision of affordable housing

■ Alexandria City Public Schools Relocation

- Concern: Land Use
- Staff Response: Office and Public School permitted by the current zoning

REDEVELOPMENT OF BRADDOCK METRO STATION

- Station included in WMATA's 2014 Joint Development Work Program
- Soliciting community input on Development Guidelines to accompany WMATA Request for Proposals (RFP)
- Braddock Metro Neighborhood Plan provides some guidance
- Community Meeting: June 26
Charles Houston Recreation Center; 7pm



THANK YOU
QUESTIONS?

